VETERANS WAY
URBAN BIKE STREET (T5 & T4-R & T4-O)

VETERANS WAY

ROW HOMES (TYP)

32 PLEX 379.7' 8 PLEX MANSION APT. 516.1' 42 PLEX 379.7'

CHARLES LIBERTY LANE
WOONERF
(ALL TRANSECTS)

8 PLEX MANSION APT. 356.8' 32 PLEX 516.1' 30 PLEX 356.7' 515.9'

DOUGHERTY DRIVE
NEIGHBORHOOD COLLECTOR
(T3 & T4-R & T4-O)

30 PLEX 323.7' 32 PLEX 516.1' CLUB HOUSE 323.7'

JOHN EDWARD LANE
WOONERF
(ALL TRANSECTS)

32 PLEX 278.0' 516.2' 42 PLEX 516.1' DUPLEX 278.0'

ROPER WAY
URBAN SECONDDARY
(T5, T4-O & T4-H)

3 3 3 513.5' 3

"TRAIL STREET"

VILLA 98.1'

ABNER GRIER ROAD
NEIGHBORHOOD STREET
(T3 & T4-R & T4-O)

ELLA MISSOULA AVE
URBAN BIKE BOULEVARD
(T5, T4-O & T4-R)

379.7' 32 PLEX 329.2' 32 PLEX MAINTENANCE BUILDING 379.7' 3

356.8' 32 PLEX 329.2' 32 PLEX 356.8' 3

330.2' 32 PLEX 329.2' 32 PLEX 262.9' 92.5'

323.6' 8 PLEX MANSION APT. 65.5' 386.2'

MAINTENANCE BUILDING

12' WIDE PED ACCESS

EADA ZONE
BOUNDARY LINE

NET AREA OF EADA = 2.95 ACRES
DENSITY ALLOWED IN EADA = 4 UNITS/AC
DENSITY PROVIDED IN EADA = 3.39 UNITS/AC

TRAIL STREET (FLYNN TRAIL)

PARK LAND DEDICATION
2.74 ACRES

CHARLES LIBERTY LANE
WOONERF
(ALL TRANSECTS)

356.8' 32 PLEX 317.7' 8 PLEX 356.8' CLUB HOUSE

8 PLEX MANSION APT. 373.1' 8 PLEX MANSION APT. 317.7' 317.5'

372.1'

COMMERCIAL T5 LOTS. REQUIRED TO MEET GROUND FLOOR OFFICE OR RETAIL SHOP FRONT FRONTAGE TYPE.

PINE BUTTE BLVD
MAIN STREET PRIMARY
(T5, T4-O)

N

80 0 80 160
SCALE IN FEET

TRANSECT TABLE

	# LOTS	# UNITS	BUILDING TYPES	AREA	NET %	ALLOWED	DENSITY	ALLOWED
O				±5.40 AC	X.X%			
T3	3	11	VILLA, MANSION APT, DUPLEX	±1.52 AC	4.5%	5–30%	7.2 UNITS/AC.	6–8 UNITS/AC.
T4-O	31	169	APARTMENT, MANSION APT, DUPLEX, ROW	±8.01 AC	57.4%	30–60%	21.1 UNITS/AC.	12–36 UNITS/AC.
T4-R	40	247	APARTMENT, MANSION APT, DUPLEX, ROW	±11.46 AC			21.6 UNITS/AC.	12–36 UNITS/AC.
T5	27	187	APARTMENT, MANSION APT, ROW	±7.48 AC	22.1%	10–50%	25.0 UNITS/AC.	24–72 UNITS/AC.
			COMMON AREAS	-	-			
R/W's				±10.88 AC				
NET TOT.				***±33.87 AC***				
TOTAL	**101**	**614**		**±44.75 AC**				

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MISSOULA, MT
59801
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PLOT DATE: 4/26/2023 9:53 AM

REVISIONS	DATE
ELEMENT SUBMITTAL	08/26/2022
2ND SUFFICIENCY SUBMITTAL	11/03/2022
3RD SUFFICIENCY SUBMITTAL	03/16/2023
4TH SUFFICIENCY SUBMITTAL	04/25/2023

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JULY / 2021

LOCATION: TRACT B OF COS 6850 SX\WTPQYTEN NEIGHBORHOODS S12, T13N., R20W., & S07., T13N., R19W MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION REGULATION PLAN W/ BLOCK LENGTHS

PROJECT NO: 21000267S

SHEET: 1 OF 1

PRELIMINARY

DWG:LOCATION: G:\2021\21000\S\ADDESIGN\CIVIL\DRAFTING\D_DRAWINGS\AUTOCAD\EXHIBITS\EXH - 210002675 MASTER SITE PLAN.DWG

PARKING NOTES:

REQUIRED PARKING MAY BE LOCATED ON-STREET OR IN A COMMON PARKING LOT, PROVIDED THE SPACE IS WITHIN 1/4 MILE OF THE BUILDING'S PRINCIPAL ENTRANCE

162 SPACE COMMON PARKING LOT FOR BLOCK 2.
T4-R = 70 UNITS REQUIRING 70 UNITS MIN

107 SPACE COMMON PARKING LOT FOR BLOCK 3
T5 = 32 UNITS ALLOWING 64 SPACES MAX
T4-R = 38 UNITS REQUIRING 36 UNITS MIN
T4-R "CLUB HOUSE" = 19 SPACES MIN

92 SPACE COMMON PARKING LOT FOR BLOCK 4
T5 = 42 UNITS REQUIRING 84 UNITS MAX
T4-O = 32 UNITS REQUIRING 32 UNITS MIN
T3 = 2 UNITS REQUIRING 2 UNITS MIN

169 SPACE COMMON PARKING LOT FOR BLOCK 1.
T5 = 70 UNITS ALLOWING 140 SPACES MAX
T4-O = 48 UNITS REQUIRING 48 UNITS MIN

VETERANS WAY

30 PLEX
8 PLEX MANSION APT.
8 PLEX MANSION APT.
32 PLEX
32 PLEX
32 PLEX
32 PLEX
32 PLEX
32 PLEX
42 PLEX
42 PLEX
30 PLEX
CLUB HOUSE
DUPLEX
VILLA
3

CHARLES LIBERTY LANE
DOUGHERTY DRIVE
JOHN EDWARD LANE
ROPER WAY

T4-O = 9 MIN
9 REQUIRED
15 SPACES PROVIDED

VILLA TO HAVE OFF STREET PARKING

ABNER GRIER ROAD

ELLA MISSOULA AVE

EADA ZONE BOUNDARY LINE

100 SPACE COMMON PARKING LOT FOR BLOCK 6.
T5 = 32 UNITS ALLOWING 64 SPACES MAX
T4-O = 35 UNITS REQUIRING 35 UNITS MIN

100 SPACE COMMON PARKING LOT FOR BLOCK 7.
T4-O = 35 UNITS REQUIRING 35 UNITS MIN

PARK LAND DEDICATION
& STORMWATER MITIGATION
2.74 ACRES

TRAIL STREET (FLYNN TRAIL)

121 SPACE COMMON PARKING LOT FOR BLOCK 8
T4-R = 64 UNITS ALLOWING 64 SPACES MIN
T3 = 8 UNITS ALLOWING 8 SPACES MIN

8 PLEX MANSION APT.
8 PLEX MANSION APT.
8 PLEX

40 SPACE COMMON PARKING LOT FOR BLOCK 11.
T4-R = 16 UNITS REQUIRING 16 UNITS MIN

T5 RESERVED COMMERCIAL LOTS SHALL BE LIMITED TO 2 SPACES PER UNIT WHEN DEVELOPED.

110 SPACE COMMON PARKING LOT FOR BLOCK 10
T5 = 32 UNITS ALLOWING 64 SPACES MAX
T4-R = 8 UNITS ALLOWING 8 SPACES MIN
T5 "CLUB HOUSE" ALLOWING 5 UNITS MAX

PINE BUTTE BLVD

BICYCLE PARKING

MULTI-DWELLING RESIDENTIAL	SHORT TERM: 1 SPACE PER 5 UNITS	123		
MULTI-DWELLING RESIDENTIAL	LONG TERM: 1.25 SPACE PER UNIT	770		
OFFICE (CLUB HOUSE)	ONE SPACE PER 2,000 SF	13		

N

80 0 80 160
SCALE IN FEET

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PLOT DATE: 4/28/2023 9:54 AM

REVISIONS	DATE
ELEMENT SUBMITTAL	08/26/2022
2ND SUFFICIENCY SUBMITTAL	11/03/2022
3RD SUFFICIENCY SUBMITTAL	03/16/2023
4TH SUFFICIENCY SUBMITTAL	04/25/2023

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JULY / 2021

LOCATION: TRACT B OF COS 6850 SXwtPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07., T13N., R19W MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION PARKING EXHIBIT

PROJECT NO. 210002675

SHEET: 1 OF 1

PRELIMINARY

DWG LOCATION: G:\2021\21000675.00\DESIGN\CIVIL\DRAFTING_DRAWINGS\AUTOCAD\EXHIBITS\EX1 - 210000675 MASTER SITE PLAN.DWG

TRACT A OF COS 6850

TRACT 4 OF COS 6758

EXISTING 20' DRAINAGE EASEMENT

LOT 2 OF R M B SUBDIVISION

EXISTING VA CLINIC BUILDING

VETERANS WAY
80' R/W

NO SURFACE WATER OR IRRIGATION DITCHES WITHIN 100' OF SUBJECT PROPERTY

SITE TERRAIN IS GENERALLY FLAT GENTLY SLOPING TO THE WEST. NO LAKES, STREAMS, RIPARIAN VEGETATION, OR STRUCTURES EXISTING

EXISTING 20' WIDE WATER EASEMENT

TOWN CENTER NEIGHBORHOOD PLAN
SXWTPQYEN MASTER PLAN

C2-2
ZONING

LOT 1 OF R M B SUBDIVISION

EXISTING SUMMIT BEVERAGE DISTRIBUTION BUILDING

MARY JANE BLVD.
80' PUBLIC ROADWAY EASEMENT

NRCS SOIL
(DESMET LOAM)

LIGHT POLE (TYP)

EXISTING WATER MAIN

EXISTING SEWER MAIN

40' PUBLIC R/W

TRACT B OF COS 6850

EXISTING SEWER MAIN

EXISTING IRRIGATION LINE

40' WIDE PRIVATE ACCESS & UTILITY EASEMENT

20' WIDE PRIVATE SEWER SERVICE EASEMENT

EADA ZONE BOUNDARY LINE

DOUGHERTY DRIVE
COUNTY ROAD EASEMENT
COS 5624

EXISTING BARN

SHED/OUT BUILDING (TYP)

GRAVEL DRIVEWAY

EXISTING OVERHEAD POWER

EXISTING FENCE

EXISTING RANCH HOUSE

TRACT 2-A COS 6689

EXISTING CULVERT (TYP)

EXISTING IRRIGATION DITCH

EXISTING FLYNN LANE, APPROX. 22' WIDE ASPHALT ROAD W/ GRAVEL SHOULDERS

FORM BASE CODE NEIGHBORHOOD ZONING BOUNDARY

EXISTING TREE (TYP)

FLYNN LANE
63' R/W

EXISTING MAN-MADE POND USED FOR IRRIGATION

EXISTING POWER POLE, WITH DROP POWER FOR IRRIGATION PUMP

EXISTING EDGE OF VEGETATION (BUSHES) TYP

TRACT A OF COS 16850

TRACT C OF COS 6850

TRACT D OF COS 6850

TRACT E OF COS 6850

EXISTING BURIED POWER

EXISTING FIBER OPTIC UTILITY

CROSSROADS CENTER NEIGHBORHOOD PLAN
SXWTPQYEN MASTER PLAN

100 0 100 200
SCALE IN FEET

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REVISIONS	DATE
ELEMENT SUBMITTAL	08/26/2022
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4TH SUFFICIENCY SUBMITTAL	04/25/2023

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JULY / 2021

LOCATION: TRACT B OF COS 6850
SXWTPQYEN NEIGHBORHOODS
S12, T13N., R20W., & S07., T13N., R19W
MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

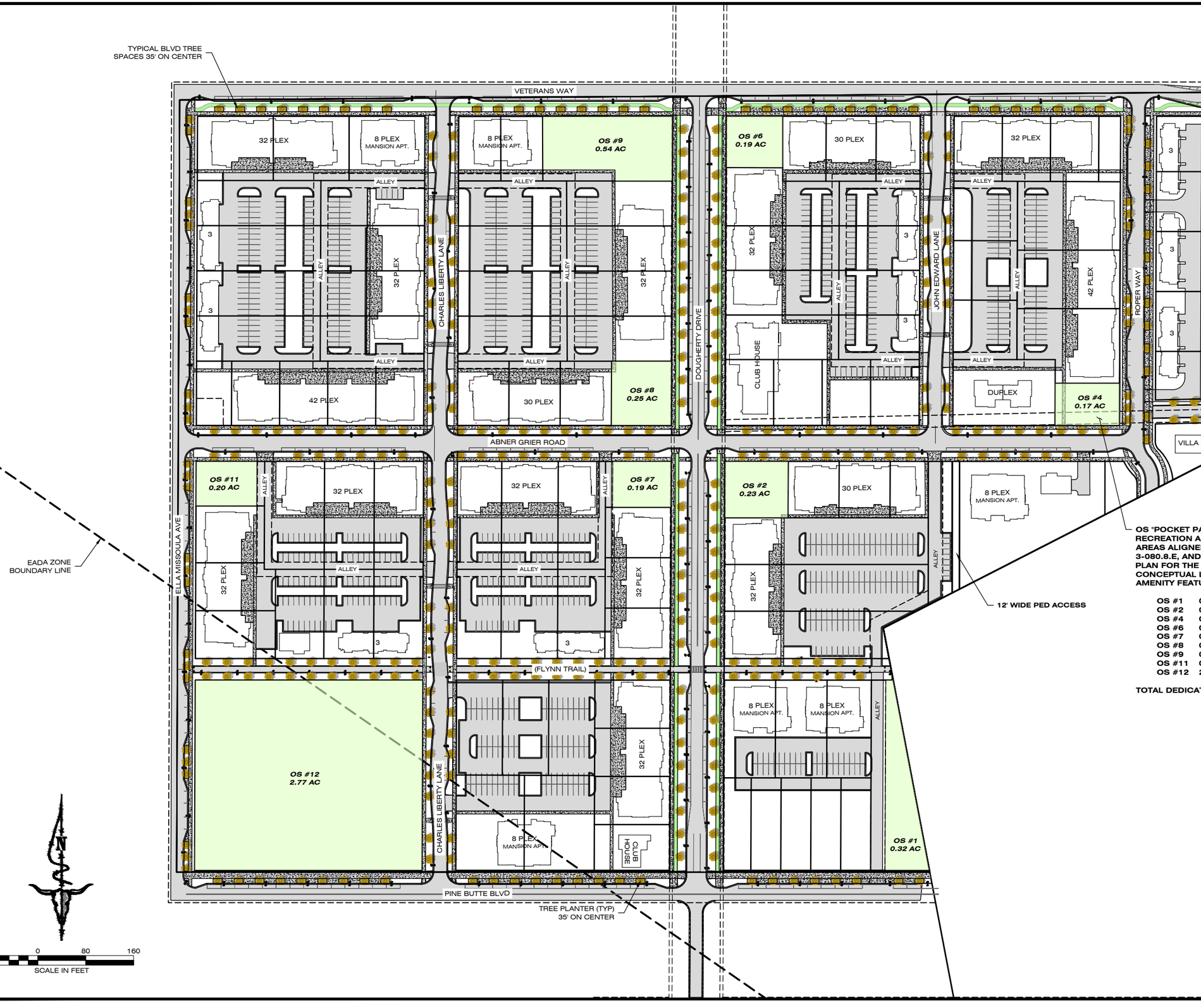
SHEET TITLE: SUBDIVISION AND ANNEXATION EXISTING CONDITIONS

PROJECT NO. 21000267S

SHEET: 1 OF 1

PRELIMINARY

DWG LOCATION: O:\2021\21000267S\ACDSEED\PLOTS\LS_DRAFTING\LS_DRAWINGS\AUTOCAD\EXISTING.DWG - 21000267S MASTER SITE PLANS.DWG



OS "POCKET PARKS" AREAS IN GREEN HATCH WILL PROVIDE RECREATION AMENITIES AS WELL AS LANDSCAPED OPEN PLAY AREAS ALIGNED WITH THE SXWTPQYEN AREA MASTER PLAN, ARTICLE 3-080.8.E, AND THE GOALS OF THE MASTER PARKS AND RECREATION PLAN FOR THE GREATER MISSOULA AREA. PLEASE SEE THE CONCEPTUAL LANDSCAPING PLAN AND POTENTIAL OUTDOOR AMENITY FEATURES EXHIBITS FOR CONCEPTUAL DESIGNS.

OS #1	0.32 AC
OS #2	0.23 AC
OS #4	0.17 AC
OS #6	0.19 AC
OS #7	0.19 AC
OS #8	0.25 AC
OS #9	0.54 AC
OS #11	0.20 AC
OS #12	2.77 AC

TOTAL DEDICATION = 4.86 ACRES

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PLOT DATE: 4/28/2023 9:55 AM

REVISIONS	DATE
ELEMENT SUBMITTAL	08/26/2022
2ND SUFFICIENCY SUBMITTAL	11/03/2022
3RD SUFFICIENCY SUBMITTAL	03/16/2023
4TH SUFFICIENCY SUBMITTAL	04/25/2023

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JULY / 2021

LOCATION: TRACT B OF COS 6850 SXwTPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07., T13N., R19W MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

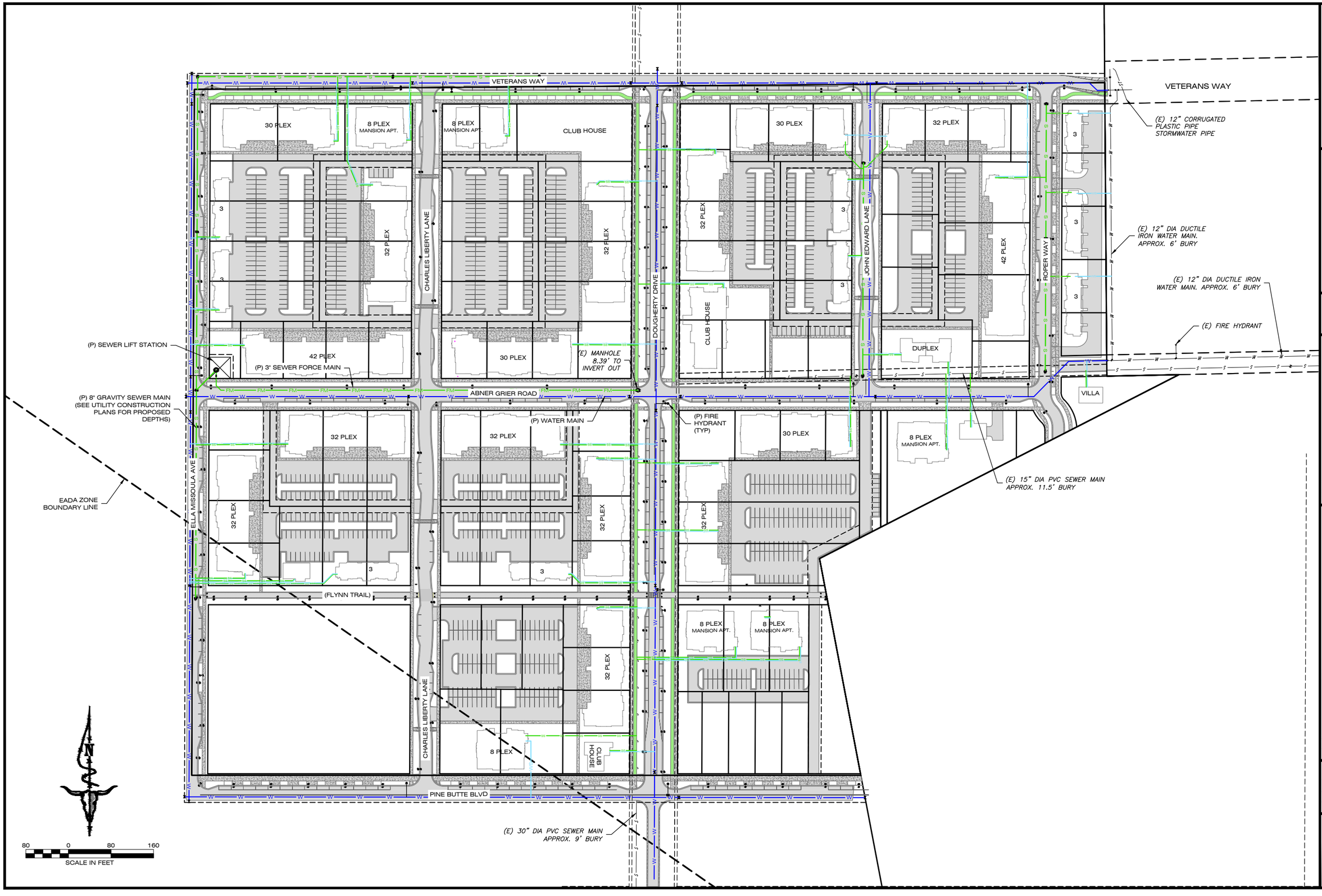
SHEET TITLE: SUBDIVISION AND ANNEXATION PARKLAND DEDICATION EXHIBIT

PROJECT NO.: 210002675

SHEET: 1 OF 1

PRELIMINARY

DWG LOCATION: G:\2021\210001\7-DESIGN\CIVIL\DRAFTING\1_DRAWINGS-AUTOCAD\SHEETS\EXH - PARKS\EXH MASTER SITE PLAN.DWG



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REVISIONS	DATE
ELEMENT SUBMITTAL	08/26/2022
2ND SUFFICIENCY SUBMITTAL	11/03/2022
3RD SUFFICIENCY SUBMITTAL	03/16/2023
4TH SUFFICIENCY SUBMITTAL	04/25/2023

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JULY / 2021

LOCATION: TRACT B OF COS 6850 SXwTPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07., T13N., R19W MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION UTILITY LAYOUT

PROJECT NO. 210002675

SHEET: 1 OF 1

PRELIMINARY

DWG LOCATION: G:\2021\210002675\DESIGN\CIVIL\DRAFTING_CIVIL\MASTER SITE PLAN.DWG

VETERANS WAY
URBAN BIKE STREET (HALF ROAD IMPROVEMENT)
6' SIDEWALK
8' WIDE TREE WELL BLVD
6' WIDE BIKE TRAIL
3' WIDE BIKE PROTECTION STRIP
2' CURB/GUTTER
8' PARKING LANE
2x 10' TRAVEL LANES

TYPICAL BLVD TREE SPACES 35' ON CENTER

CHARLES LIBERTY LANE
WOONERF ROAD
6' SIDEWALKS
7' WIDE PARKING LANE (ALTERNATING)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

JOHN EDWARD LANE
WOONERF ROAD
6' SIDEWALKS
7' WIDE PARKING LANE (ALTERNATING)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

ROPER WAY
URBAN SECONDARY STREET
6' SIDEWALKS
8' WIDE PARKING LANE W/ TREE WELLS (WEST SIDE)
7/ TREE WELLS BLVD (EAST SIDE)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

ALLEY
24' WIDE PUBLIC ROAD EASEMENT
20' MIN TRAVEL WAY

ELLA MISSOULA AVE
URBAN SECONDARY STREET
(HALF ROAD IMPROVEMENT)
6' SIDEWALK
8' WIDE PARKING LANE W/ TREE WELLS
2' CURB/GUTTER
2x 10' TRAVEL LANES

EADA ZONE BOUNDARY LINE

CLUSTERED TREE LOCATIONS ON URBAN SECONDARY ROAD TYPE. TYPE II SPACED 20' ON CENTER

FLYNN TRAIL (TRAIL STREET) CONNECTION
10' WIDE ASPHALT TRAIL W/ 1' HARDSCAPE SHOULDERS.
6' MIN PLANTING STRIPS

CHARLES LIBERTY LANE
WOONERF ROAD
6' SIDEWALKS
7' WIDE PARKING LANE (ALTERNATING)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

PINE BUTTE BLVD
MAIN STREET PRIMARY (HALF ROAD IMPROVEMENT)
12' WIDE SIDEWALKS
8' BLVD W/ TREE WELLS
2' CURB/GUTTERS
8' PARKING LANE
2x 10' TRAVEL LANES

TREE PLANTER (TYP)
35' ON CENTER

DOUGHERTY DRIVE
PORTION OF OFFSITE ROAD IMPROVEMENTS TO BE 20' WIDE ASPHALT WITH 2' GRAVEL SHOULDERS

TRAIL STREET - PEDESTRIAN ONLY TRAIL
CONNECT TO EXISTING 40' WIDE CITY RIGHT-OF-WAY
20' WIDE SHARED USE ASPHALT TRAIL
W/ 8' LANDSCAPING STRIPS ON EITHER SIDE

ABNER GRIER ROAD
NEIGHBORHOOD STREET
6' SIDEWALKS
7' WIDE PARKING LANE (ONE SIDE)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

12' WIDE PED ACCESS

CLUSTER MAIL BOX LOCATION

DOUGHERTY DRIVE
NEIGHBORHOOD COLLECTOR
6' WIDE SIDEWALKS
6' WIDE BIKE LANES
14.5' WIDE BLVDS
2' CURB/GUTTERS
7.5' PARKING LANES
2x 10' TRAVEL LANES

NOTE:
SEE GRADING, DRAINAGE AND ROAD CONSTRUCTION PLANS FOR ROAD CROSS SECTIONS

80 0 80 160
SCALE IN FEET

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PLOT DATE: 4/26/2023 9:56 AM

REVISIONS	DATE
ELEMENT SUBMITTAL	08/26/2022
2ND SUFFICIENCY SUBMITTAL	11/03/2022
3RD SUFFICIENCY SUBMITTAL	03/16/2023
4TH SUFFICIENCY SUBMITTAL	04/25/2023

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JULY 2021

LOCATION: TRACT B OF COS 6850
SXwTPQYEN NEIGHBORHOODS
S12, T13N., R20W., & S07., T13N., R19W
MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION ROAD ATLAS

PROJECT NO.: 210002675

SHEET: 1 OF 1

PRELIMINARY

DWG LOCATION: G:\2021\210675.XX\DESIGN\CIVIL\DRAFTING_DRAWINGS\AUTOCAD\ANNEX\EXH - 210675 MASTER SITE PLAN.DWG

LEGEND

1. Clubhouse/Pool
2. Outdoor Amenity Space
3. Urban Streetscape
4. Entry Signage
5. Woonerf/Shared Pedestrian-Vehicle Access
6. Bike Path
7. Flyn Trail

Notes:

- Site layout and amenities shown are conceptual and subject to change.
- All outdoor amenity spaces to be privately owned and maintained.

811

NORTH

0 40 80 160

SCALE 1" =80'-0"

NORRIS-DESIGN.COM
244 NORTH COLLEGE AVENUE
#165
FORT COLLINS, CO 80524
P 970.409.3414

NORRIS DESIGN
PEOPLE + PLACEMAKING

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PLOT DATE: 4/24/2023 6:13 PM

REVISIONS	DATE
4TH SUFFICIENCY SUBMITTAL	04/24/2023

DESIGNED: MH
DRAFTED: MH
CHECKED: KS
DATE: 04/24/23

LOCATION: TRACT B OF COS 6850
SXwTPQYEN NEIGHBORHOODS
SECTION 12, T13N., R20W., P.M.M.
MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NO: 210002675

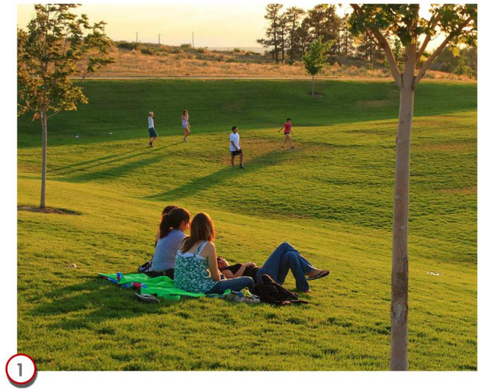
PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION CONCEPTUAL LANDSCAPING PLAN

SHEET: 1 OF 2

PRELIMINARY

DWG LOCATION: P:\BLACKROSE-WEST MULLAN-MISSOULA-0702-01-2381\DRAWINGS\SUBMITTALS\REP220919-TTRL-SITE-PLAN.DWG



1

2

3

POTENTIAL AMENITY AREA FEATURES

1. Multi-use Lawn
2. Trail Connections or Pathways
3. Shade Shelters/Trellis'
4. Seating/Benches
5. Fitness Equipment
6. Traditional Play
7. Nature Inspired Play
8. Dog Parks
9. Gardenway (Pollinator, Native, Sensory, Community, Pedestrian Experience & Connection ,etc.)

4

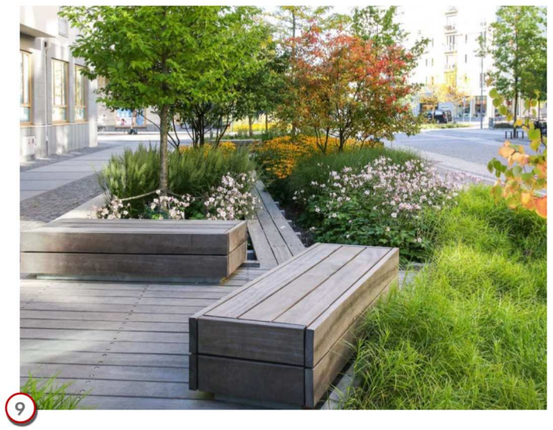
4

5

6

7

8



9

Notes:

- Imagery shown is conceptual, intended to convey general types of amenities that may be provided throughout the site and are subject to change.
- All outdoor amenity spaces to be privately owned and maintained.

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P 970.409.3414

NORRIS DESIGN
PEOPLE + PLACEMAKING

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REVISIONS DATE

DESIGNED: MH
DRAFTED: MH
CHECKED: KS
DATE: 04/24/23

LOCATION: TRACT B OF COS 6850
SWTPQYEN NEIGHBORHOODS
SECTION 12, T13N., R20W., P.M.M.
MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION POTENTIAL OUTDOOR AMENITY FEATURES

PROJECT NO. 21000267.5

SHEET: 2 OF 2

PRELIMINARY

DWG LOCATION: P:\BLAGHRIDGE-WEST MULAN-MISSOULA-0702-01-2881\DRAWINGS\BUILBART\ALBXREP\230815 TTBL-SITE-PLAN.DWG